



**PETTENGELLS**  
ESTATE AGENTS

7 Janred Court, Sea Road, Barton On Sea, Hampshire, BH25 7PF  
**Asking Price £350,000**

7 Janred Court, Sea Road, Barton On Sea,  
Hampshire, BH25 7PF

- Two double bedroom top floor flat
- Superb Sea View
- Gas fired central heating
- 22' Balcony
- Modern Kitchen and Bathroom
- Garage with power
- Extended lease until 2164
- South facing communal gardens
- Lift & stairs to all floors
- Bathroom and second WC



View from balcony





TOP FLOOR APARTMENT WITH LOVELY SEA VIEWS, AVAILABLE QUICKLY.

We are pleased to offer this well presented, two bedroom top floor cliff-top apartment with an extended lease.

Accommodation: Main door on the ground floor has entry phone system. Communal areas due to be recarpeted and decorated beginning 2025. Staircase or elevator then leads to the second floor where this flat's front door opens to the entrance hall with multiple storage cupboards. There are two double bedrooms, a bathroom and a further separate WC, a modern kitchen and a large living/dining room with access onto the 22' balcony which enjoys fabulous sea views.

Outside: There is a garage in a block and further communal parking. There is a large south facing communal garden to the front. The large balcony as mentioned.

EPC: D, Council tax band: D Tenure: Leasehold Approximately 139 years remaining, Last annual maintenance £1994, ground rent: £125

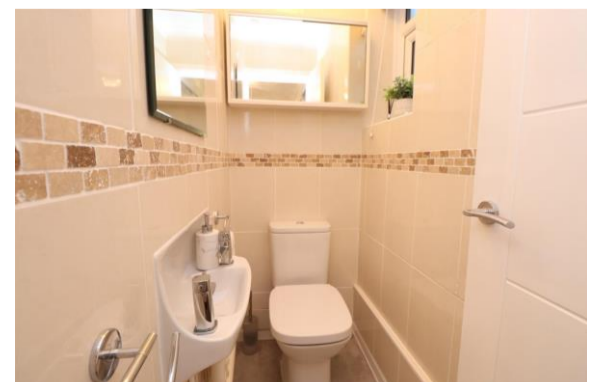
**PETTENGELLS**  
ESTATE AGENTS

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA - 804 sq. ft. (74.7 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreage 1/2020

**VERY IMPORTANT, PLEASE READ:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



**PETTENGELLS**  
ESTATE AGENTS

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk